

MIDDLEFIELD PLANNING & ZONING COMMISSION
405 Main Street
Middlefield, Connecticut 06455

Minutes of Special Meeting June 5, 2025

The meeting was called to order at 6:37 PM.

Attendance:

Members

Alternates

X	Brown, Jay	X	McNamara, Susan
X	Ekblade, Eric	X	Wheeler, Scott
X	Hinsch, Ken	A	Kirshner, Nate
A	Warner, Bill	Others	
X	Weber, Kathy	X	Newton, Robin, Town Planner
		A	Curtis, Brian, Engineer
		A	Yamartino, Bob, <i>exoficio member</i>

A=Absent

X=Present

Seating of Alternates

Susan McNamara was seated for Bill Warner. Ken Hinsch was acting as Chair for this meeting.

Public Comment- NONE

Receipt of Applications: NONE

- a. **Public Hearing-** Application for Middlefield 66, LLC for a Special Permit for the construction of a retail convenience store with a drive-thru and fueling facility with associated site improvements for property located at 8 Higby Road, Middlefield, CT

Steve Inglese from the New Haven Group was present as a representative for the applicant along with a team of design consultants. A brief overview of the previously approved text amendment which occurred approximately a year ago to allow for a convenience store/fueling facility in the Design Development District. Mr. Inglese pointed out that the Middlefield EDC engaged the services of Goman & York to do a development study of the Route 66 corridor which showed that this type of facility is the highest and best use of this property. At this time a representative from LRC was introduced to speak about the traffic plans and overall site. A presentation included the access to the site from Route 66 and Higby Road. Rich Reynolds, project engineer, gave a brief

overview. The original parcel was 18.4 acres with a 3.4-acre parcel split. The proposal is for a coffee shop or food service with a drive-thru and convenience store. There will be fueling services for both gasoline and diesel. 2 entrances are proposed. One is off Route 66 and will be subject to the State DOT for approval. The other is off Higby Road. The proposal includes 2 free standing monument signs; one located at each road entrance. The parcel will be serviced by a septic system. Lighting is proposed as full cutoff lighting. A review of the proposed drainage system was provided along with enhanced wetlands areas adjacent to Route 66. A truck circulation plan was reviewed along with architectural details for the building. Signage was noted to be submitted at a later date.

The Town Planner read the Town Engineer's memo and hers into the record for the public.

The Commission was asked if they had any comments or questions for the applicant at this time.

Kathy Weber asked about the truck canopy design and any truck parking.

Jay Brown asked for the height of the canopy which was stated by the applicant to be 17'.

Ken Hinsch asked about adding a walkway from the truck area to the store for pedestrian safety and also that could be used for the staff to bring the garbage safely out to the dumpsters.

Jay Brown has a question about how the U-turn out of the drive thru works. The applicant explained there is room for someone to make the turn to go out onto Higby Road from the drive-thru exit.

The hearing was now opened for public comment:

Alicia- 24 Higby Road- asked a question about the extra area leaving the drive-thru and parking alongside the building.

Carolyn-21 Higby Road- asked if the operations would be 24 hours/7 days a week. Application replied that's what they would prefer, except the coffee/food service will not be.

Allan Trott- 56 Higby Road-had some questions about the traffic study. The applicant indicated they would have the traffic engineer at the next meeting.
-clarified signs are not part of this current proposal.

Diane Trott- 56 Higby Road- asked about the landscaping to the north and if some additional trees could be planted. Applicant responded yes.

Joyce Cowan-Higby Road- Asked about traffic and where the driveway is in reference to her driveway.

James Lewis-Strickland Road- the one-way lane should be widened for a small parking area to allow trucks to exit if someone is going into the store. He expressed concerns about the turning lanes and verified DOT will review and approve.

Allan Trott asked if the Town decided no diesel would this application still be viable? Applicant replied probably not.

Ann Oseki commented that they should consider solar panels on the roofs of the canopies.

The public hearing ended for the night. The hearing is continued until the next regularly scheduled meeting.

Adjournment

Kathy Weber made a motion to adjourn the meeting. Jay Brown seconded the motion. The motion carried unanimously. The meeting was adjourned at 8:07 p.m.

Respectfully submitted,

Robin Newton

Robin Newton, AICP, CZEO
Town Planner